



# THE PANTHER GROVE

15610 RANCH NURSERY ROAD  
IMMOKALEE, FL 34124

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# Property Overview



**Sale Price** **\$9,500,000**

## OFFERING SUMMARY

**Acreage:** **1,280 Acres**

City: Immokalee

County: Hendry

Property Type: Citrus, Conservation Easement, Farms & Nurseries Properties, Land Investment

Video: [View Here](#)

## PROPERTY OVERVIEW

This former citrus grove is one of the southernmost private farmlands on the west coast of Florida, providing a number of potential uses. This unique property is located adjacent to the boundary of the Big Cypress National Preserve with over 729,000 acres of conservation lands. For the agricultural user, Panther Grove's location and infrastructure provide an ideal location for farming, citrus, landscape, or tree crop production for a number of tropical or semi-tropical crops.

The recreational user, hunter, or conservation entity can take advantage of the property's unique wild and scenic characteristics that motivated conservation of over 3 million acres of adjacent lands including Everglades National Park, Big Cypress and Fakahatchee Strand. Florida Panther National Wildlife Refuge. The adjacent Big Cypress has identified 35 species of mammals including deer, bears, panthers, hogs, and turkeys, as well as 190 species of birds and 51 species of reptiles. This unique location would make an ideal family retreat for nature desiring the true wildlife experience.



# Location



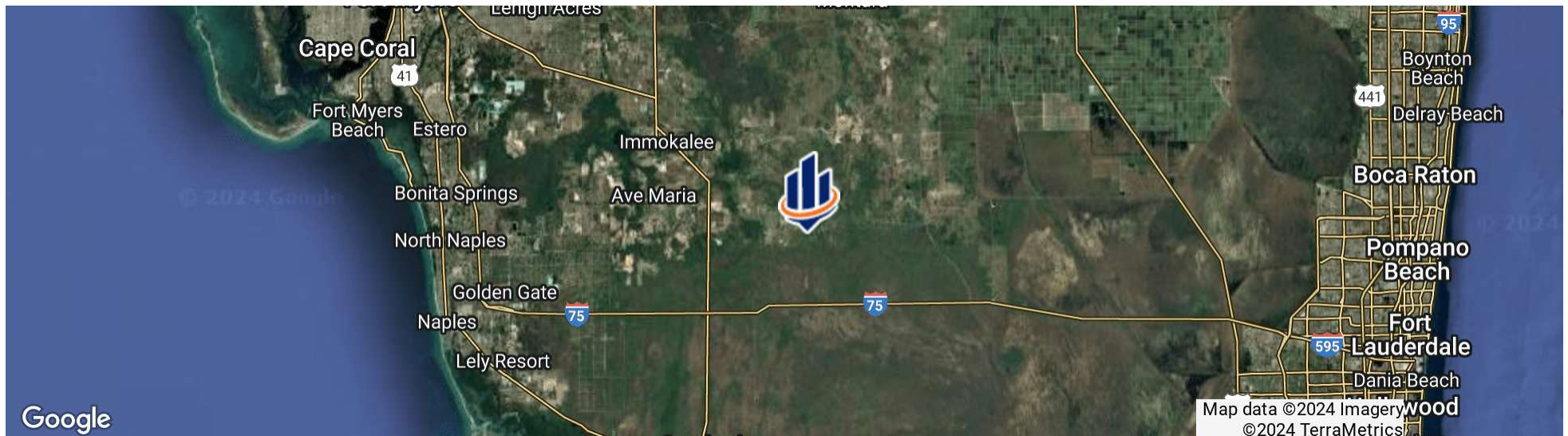
## LOCATION & DRIVING DIRECTIONS

Parcel: 1 31 48 25 A00 0001.0000  
1 31 48 36 A00 0001.0000  
1 31 48 36 A00  
0002.0000

GPS: 26.2694601, -81.1696983

Driving Directions: Call for instructions

Showing Instructions: Call for instructions

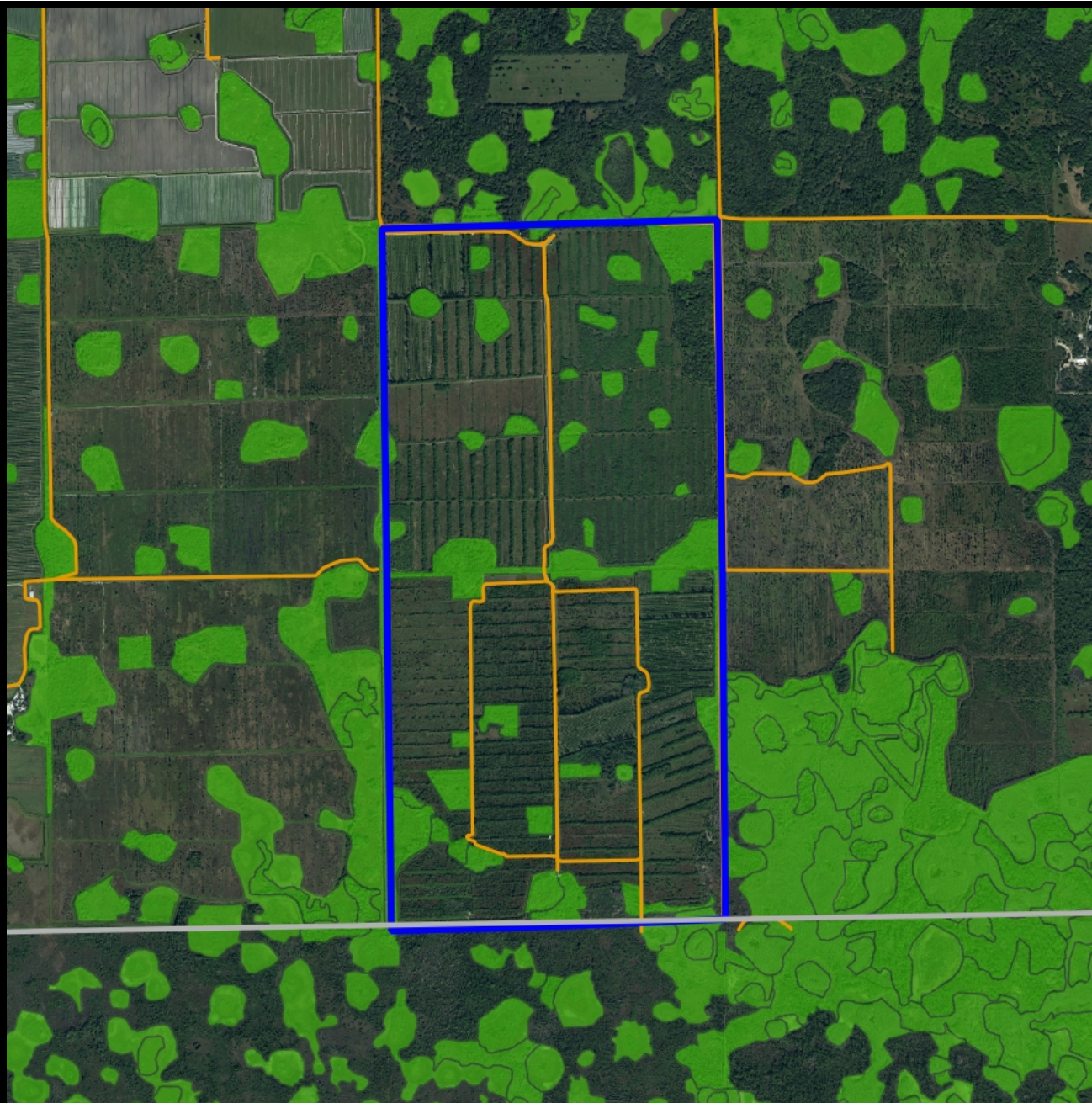













# Specifications & Features

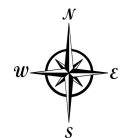
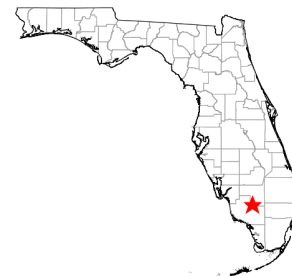


## SPECIFICATIONS & FEATURES

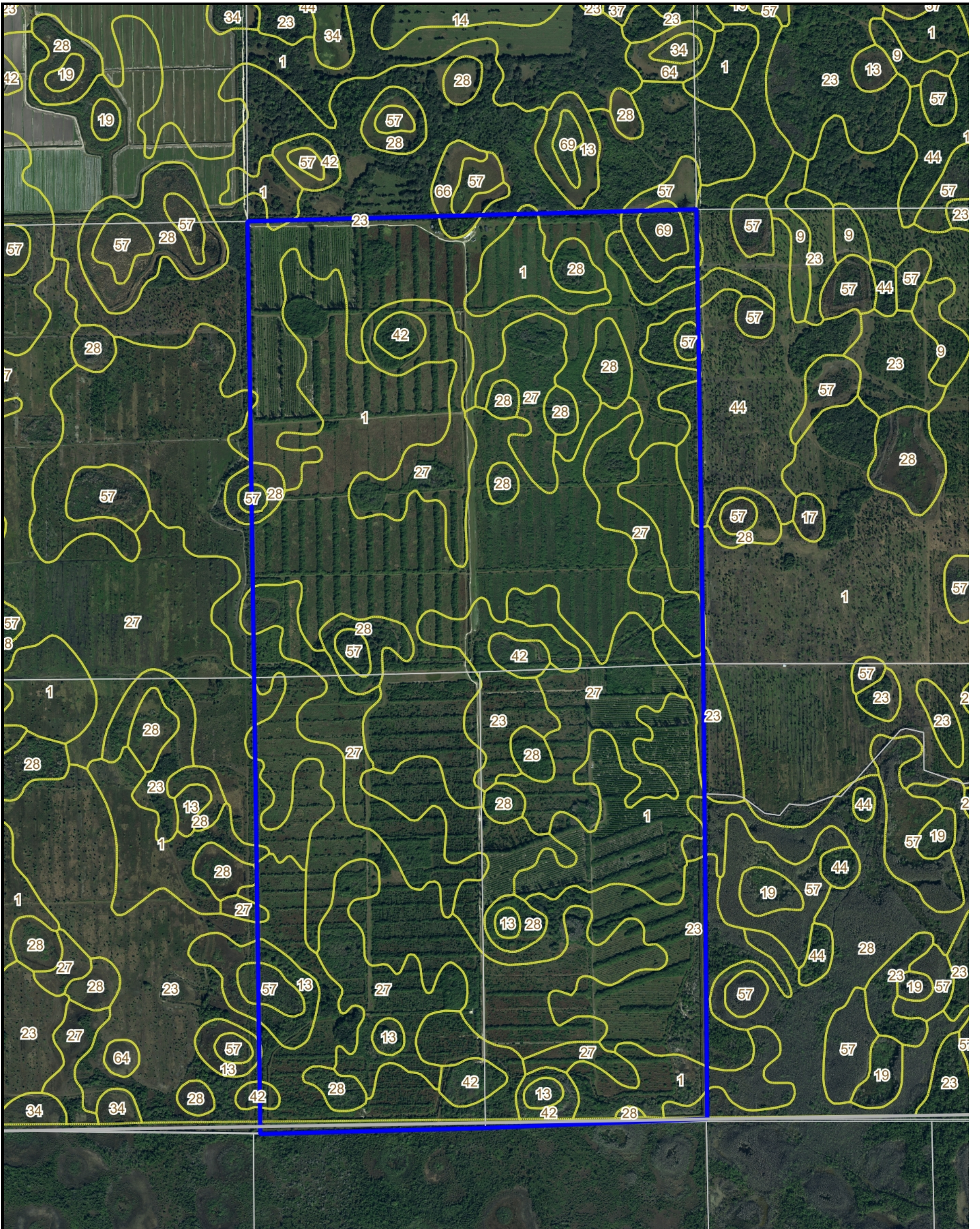
Land Types:	<ul style="list-style-type: none"> <li>• Citrus</li> <li>• Conservation Easement</li> <li>• Farms &amp; Nurseries Properties</li> <li>• Hunting &amp; Recreation Properties</li> <li>• Land Investment</li> </ul>	Nearest Point of Interest:	Adjacent to the north of Big Cypress National Preserve.
Uplands / Wetlands:	<p>199.3 acres wetlands, 1,105 acres of uplands</p> <ul style="list-style-type: none"> <li>• Boca Sand 500 acres</li> <li>• Hallandale Sand 357 acres</li> <li>• Riviera Sand Limestone Substratum 273 acres</li> <li>• Boca Sand Depressional 68 acres</li> <li>• Riviera Sand Limestone Substratum Depressional 26 Acres</li> <li>• Jupiter Fine Sand 22 Acres</li> <li>• Chobee Fine Sandy Loam Depressional 20 acres</li> <li>• Gentry Fine Sand Depressional 18 acres</li> <li>• Denaud-Gator Mucks 6 acres</li> <li>• Margate Sand 2 acres</li> </ul>	Current Use:	The property is operating as an active citrus grove that has largely been cleared for alternative uses.
Soil Types:	<ul style="list-style-type: none"> <li>• Boca Sand 500 acres</li> <li>• Hallandale Sand 357 acres</li> <li>• Riviera Sand Limestone Substratum 273 acres</li> <li>• Boca Sand Depressional 68 acres</li> <li>• Riviera Sand Limestone Substratum Depressional 26 Acres</li> <li>• Jupiter Fine Sand 22 Acres</li> <li>• Chobee Fine Sandy Loam Depressional 20 acres</li> <li>• Gentry Fine Sand Depressional 18 acres</li> <li>• Denaud-Gator Mucks 6 acres</li> <li>• Margate Sand 2 acres</li> </ul>	Potential Recreational / Alt Uses:	The property would be a great hunting and recreational retreat with native bears, turkey, deer and hogs.
Taxes & Tax Year:	\$29,069.03 in 2023	Land Cover:	Property has largely been cleared of citrus and has native flora returning in addition to improved pasture.
Zoning / FLU:	Ag	Irrigation:	microjet irrigation for citrus operations
Water Source & Utilities:	Four 14" Wells, Three 12" Wells, Two 6" Wells	Class of Grove:	marginally productive
Road Frontage:	Frontage on Ranch Nursery Rd	Wells Information:	[4] 14" Wells, [2] 12" Well and [1] 6" Well
		Water use Permits:	864 million gallons per year









-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Esturaine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

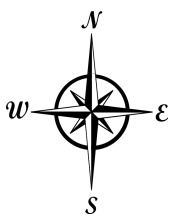


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-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Existing Wells
-  Abandoned, Capped, Dismantled and Plugged Wells
-  Existing Surface Water
-  Withdrawal
-  Parcel Outlines
-  Soils Boundaries

CODEDESC	ACRES
1 Boca Sand	500
23 Hallandale Sand	357
27 Riviera Sand, Limestone Substratum	273
28 Boca Sand, Depressional	68
42 Riviera Sand, Limestone Substratum, Depressional	26
44 Jupiter Fine Sand	22
57 Chobee Fine Sandy Loam, Depressional	20
13 Gentry Fine Sand, Depressional	18
69 Denaud-Gator Mucks	6
66 Margate Sand	2
<b>TOTAL = 1304.31439922734 acres</b>	







# Additional Photos





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